



# CCD – CAMPUS COMMERCIAL DISTRICT ZONING DISTRICT

## ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the CCD Zoning District is as follows:

"The *CCD, Campus Commercial District* is intended to create a district to provide opportunities for development of a commercial center to serve the University of Illinois campus and neighboring residential areas. The focus of this area of campus as the "gateway" to the University, the presence of public functions such as the Office of Admissions and Records, the Spurlock Museum, the Krannert Center for Performing Arts, the increased academic presence and adjacent strong residential neighborhoods all contribute to the area's demand for commercial services. Because, however, this area of campus must be designed to be compatible with other development in the area, a Special Use Permit is required for the establishment of a campus commercial district."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the CCD District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

### PERMITTED USES:

#### Business – Food Sales and Service

Banquet Facility  
Catering Service

#### Public and Quasi-Public

University/College

### SPECIAL USES:

#### Business - Food Sales and Service

Bakery (*Less than 2,500 square feet*)  
Café or Deli  
Confectionery Store  
Convenience Store  
Meat and Fish Market  
Restaurant

#### Business – Professional and Financial Services

Bank/ Savings and Loan Association  
Copy and Printing Service  
Packaging/ Mailing Service  
Professional and Business Office

#### Business - Miscellaneous

Day Care Facility (*Non-Home Based*)  
Shopping Center – Convenience  
Shopping Center - General

#### Business – Recreation

Dancing School  
Pool Hall  
Private Indoor Recreational Development

#### Business – Personal Services

Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pickup  
Shoe Repair Shop  
Tailor and Pressing Shop

**SPECIAL USES Continued:**

**Business – Retail Trade**

Antique or Used Furniture Sales and Service  
 Art and Craft Store and/or Studio  
 Bicycle Sales and Service  
 Clothing Store  
 Drugstore  
 Electronic Sales and Service  
 Florist  
 Jewelry Store  
 Music Store  
 Photographic Studio and Equipment Sales and Service  
 Shoe Store  
 Sporting Goods  
 Stationery, Gifts or Art Supplies  
 Variety Store  
 Video Store

**Public and Quasi-Public**

Nonprofit or Governmental, Educational and Research Agencies  
 Police or Fire Station

**Residential**

Dwelling, Loft  
 Dwelling, Multi-Family

**PLANNED UNIT DEVELOPMENT USES:**

**Business - Miscellaneous**

Commercial Planned Unit Development (See Section XIII-3)  
 Mixed-Use Planned Unit Development (See Section XIII-3)

**Residential**

Residential Planned Unit Development (See Section XIII-3)

**DEVELOPMENT REGULATIONS IN THE CCD DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)<sup>1</sup></b>	<b>MIN SIDE YARD (in feet)<sup>1</sup></b>	<b>MIN REAR YARD (in feet)<sup>1</sup></b>
<b>CCD</b>	<b>6,000</b>	<b>60</b>	<b>None</b>	<b>4.00</b>	<b>0.10<sup>5</sup></b>	<b>6</b>	<b>5</b>	<b>5</b>

FAR = Floor Area Ratio  
 OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>5</sup>** – The Open Space Ratio (OSR) in the CCD, Campus Commercial District shall be applied as follows:

- a) The open space ratio requirement in the CCD, Campus Commercial District, shall only be applied for the residential square footage of the development.

- b) In the CCD, Campus Commercial District, the first floor of residential development may be considered the ground level area for development for applying the open space ratio requirement.
- c) There shall be no minimum requirement for permeable ground cover and no maximum requirement for paved recreation areas in the open space requirement for development in the CCD Zoning District (*Ordinance No. 2003-02-017, 02-17-03*).

For more information on zoning in the City of Urbana call or visit:

**City of Urbana**

**Community Development Services Department**

**Planning Division**

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